

(Proposed Disposition of Land, Wash. Park, Parcel H-1,  
(Boys' Clubs)

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DISPOSITION OF LAND IN THE  
WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance, under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, The Boys' Clubs of Boston, Inc. has submitted a proposal to purchase Site H-1 and to develop said site for a Roxbury Boys' Club facility to replace their present Dudley Street facility;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That The Boys' Clubs of Boston, Inc. is tentatively approved as the developer of Disposition Site H-1, subject to:
  - a. Concurrence in the proposed transaction by the Housing and Home Finance Agency;
  - b. Publication of all public disclosures and assurance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949 as amended;
  - c. Submission within 30 days of evidence satisfactory to the Development Administrator that said proposed re-developer has, or will obtain, financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
2. That Disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transactions in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information respecting the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

October 29, 1964

To: Boston Redevelopment Authority

From: Edward J. Logue, Development Administrator

Subject: Designation of Developer for Parcel H-1, Washington Park Urban Renewal Area

In the early planning stages of the Washington Park Urban Renewal Area, the Boys' Clubs of Boston expressed the desire to purchase a site in the Washington Park Area for construction of a new Boys' Club facility to replace its present Dudley Street clubhouse.

The Boys' Clubs has been seeking a site comprising at least three acres in area to accommodate a new facility similar to the Boys' Club in South Boston which will serve as a prototype, and they have submitted plans which indicate the inclusion of a swimming pool, gym, library-meeting rooms, and miscellaneous game-hobby rooms and offices. The outside area will accommodate the outdoor program and necessary parking facilities. Disposition Site H-1 meets their requirements as to both size and location.

The Hayden Foundation has promised a grant of \$500,000 to the Boys' Clubs and the Boys' Clubs has also allocated funds from their endowment for the desired construction. The proposed developers have appointed a committee of Directors to take on the responsibility of planning, and are prepared to execute a Land Disposition Agreement. The Boys' Clubs would like to be underway with construction of a new facility by the fall of 1965, as indicated in the attached letter from the President of the Boys' Clubs of Boston, Inc.

In view of the fact that receipt of the Hayden Grant is contingent upon continuing development progress, and that we have been negotiating with the Boys' Club toward resolution of their aims, and that they must relocate from their present facility, I recommend that the Authority tentatively designate the Boys' Clubs of Boston, Inc. as the developer of Disposition Parcel H-1, subject to submission of evidence of financial capability to develop the site in accordance with their proposal and the Urban Renewal Plan.

An appropriate resolution is attached.

Attachments



Terayak  
RECEIVED

OCT 25 1964

HALE AND DORR  
COUNSELLORS AT LAW  
60 STATE STREET  
BOSTON, MASSACHUSETTS 02109

Boston Redevelopment Authority

AREA CODE 617  
HUBBARD 2-3300

October 22, 1964

Mr. Edward J. Logue  
Development Administrator  
Boston Redevelopment Authority  
City Hall  
Boston 18, Massachusetts

Dear Mr. Logue:

At a directors meeting of the Boys' Clubs of Boston held on October 19th, it was unanimously voted to select the three-acre area next to the "baby civic center" in the Washington Park development of Roxbury as the most appropriate site for the new clubhouse which we expect to build in the Roxbury section of Boston.

Accordingly, this letter acts as our official notification to the Boston Redevelopment Authority that we are prepared to purchase this site from the BRA at the earliest possible time and will proceed with the construction thereon of a new Boys' Club facility to replace our present Dudley Street clubhouse.

It is our understanding that the site will comprise at least three acres in area and possibly four or more acres if sufficient additional area in the baby civic center can be made available to us through a reallocation of land areas now designated for other purposes.

We are now prepared to go forward with executing a Land Disposition Agreement immediately and have already appointed a Committee of our Directors headed by Spencer M. Hurtt, Jr., to take on the responsibility of planning our new Roxbury facility with the help of our Executive Director and his staff, and the BRA.

Hopefully if the land can be conveyed to us by



HALE AND DORR

Mr. Edward J. Logue  
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the summer of 1965, we might be underway with the construction of a new facility by the fall of 1965.

We are happy to be able to take this definitive step, and we appreciate greatly all the cooperation which you and your staff, the staff of ABCD, that of UCS and the Boston School Department have given in assisting us to select the most appropriate site in the Roxbury area suitable for our club operations and the underprivileged youth which we are dedicated to serve.

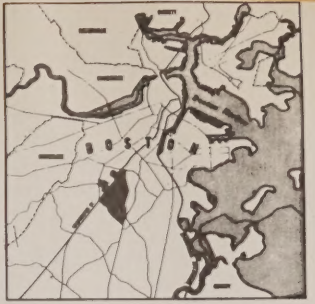
Sincerely,



Paul F. Hellmuth, President  
Boys' Clubs of Boston, Inc.

cc: Messrs. Richard Harte, Jr.  
David B. Stone  
Henry R. Guild, Jr.  
Spencer M. Hurtt, Jr.  
Thomas E. Leggat  
Donald M. DeHart  
William J. Lynch  
W. J. Bender  
Robert Perlman  
Lawrence C. Woodbury  
Arnold Schuchter  
Frederick C. Church  
Forrester A. Clark  
The Hayden Foundation





H-1

- SITE BOUNDARY
- SITE DESIGNATION
- housing
- commercial facilities
- industrial facilities
- institutional facilities
- public facilities
- public recreation areas
- minor adjustments of property lines and rights of way
- PROJECT BOUNDARY
- PROPOSED LAND USE
- residential
- commercial
- industrial
- institutional
- public open space

**PROPOSED LAND USE PLAN**

DESIGNED BY	L. F. M.	DATE	9-3-63
CHECKED BY	A. L. S.	DATE	9-3-63
SCALE	1" = 200'	PROJECT NO.	R-213
		DATE	9-3-63

WASHINGTON PARK  
Urban Renewal  
Area R-24

BOSTON REDEVELOPMENT AUTHORITY



